

**83-85 High Street  
Cheadle, Cheshire  
SK8 1AA**

**For Sale**

**£785,000 subject to contract**



**382.1 sq.m (4,113 sq.ft)**

**Three storey, restaurant and office property, now with vacant possession of the whole property and offering scope for redevelopment/residential conversion of the upper floors**

- Rear access and 5 car parking spaces
- Scope for redevelopment/residential conversion of the upper floors
- Attractive shop front and internal features
- Vacant possession on the whole property

- Located on Cheadle High Street where other occupiers include Costa, Starbucks, Savers, Boots Opticians, Tesco Express, as well as many other well-known names
- A34 corridor within a few minutes' drive
- M60 motorway within a few minutes' drive
- Manchester Airport within 10/15 minutes' drive

## Location

The property is prominently located in the busy retail centre of Cheadle, where occupiers include Sainsbury's Local, Quality Save, Costa, Savers, Boots Optician, Tesco Express, and many other retailers, banks and estate agents. Cheadle is a very popular residential area, adjoining Cheadle Hulme and Gatley and is also a popular office, industrial and retail location. Extensive retail and leisure facilities are available along the A34 corridor, including John Lewis, Sainsbury's and David Lloyd Leisure and Manchester Airport is within 10/15 minutes' drive. The M60/M56 motorways are within a few minutes' drive. (SatNav: SK8 1AA)

## Description

Prominently located, three storey, double fronted, restaurant and office property with brickwork elevations and a mainly pitched slated roof. The property benefits from an attractive shop front and internal features with ornate plasterwork and feature fireplaces with restaurant premises at ground floor level, ancillary staff and storage areas at basement level, offices at first floor level and storage space on the second floor.

## Restaurant Premises

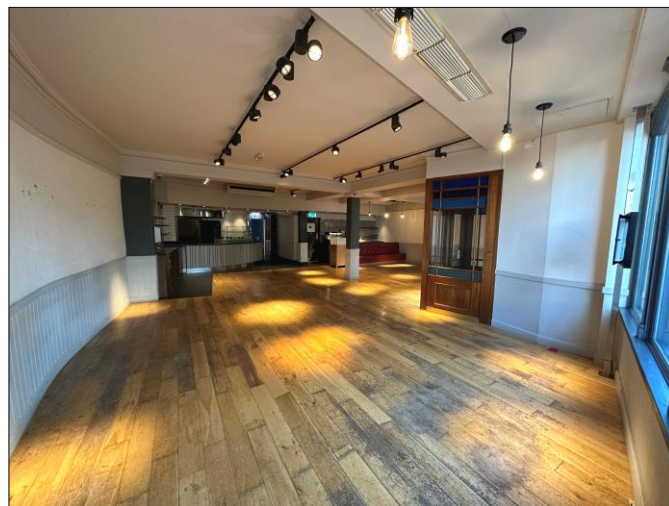
Ground floor: 148.5 sq.m (1,598 sq.ft) net internal area, including main sales/restaurant area with a maximum internal width of 10.41 m (34' 2"), serving/preparation areas and rear kitchen, with door to rear. In addition there are gents toilets, ladies toilets and disabled toilets/baby changing area. (The gross internal area of the ground floor is 187.5 sq.m (2,018 sq.ft) approx.

Basement: 55.6 sq.m (599 sq.ft) net internal area, including store areas, manager's office and staffroom. In addition there are lobby areas and a staff toilet area.

**(The premises are presently available to let on a new full repairing and insuring lease, for a term to be agreed, subject to rent reviews at three yearly intervals and an initial rent of £45,000 pax including 2 car parking spaces).**



**Note:** Fairhurst Buckley for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (1) the particulars are set out for the guidance only of intending purchasers or tenants, and do not constitute part of any offer or contract. (2) all details are given in good faith and are believed to be materially correct but any intending purchasers or tenants should not rely on them as statements of fact and must satisfy themselves as to the accuracy of each of them. (3) no person in the employ of Fairhurst Buckley has any authority to make representations or give any warranties in relation to this property.



## Office Premises

Ground floor: entrance hall off High Street, with door to the rear car park and stairs to first floor landing area.

First floor: 109.9 sq.m (1,183 sq.ft) net internal area, including reception/office 1, large general office 2, office 3, office 4 and kitchen with modern fitted units and sink unit. In addition, there are ladies and gents toilets.



Second floor: 68.1 sq.m (733 sq.ft) net internal area, providing optional very basic storage space, if required.

**(The premises are presently available to let on a new full repairing and insuring lease, for a term to be agreed, subject to rent reviews at 3 yearly intervals and an initial rent of £11,500 per annum exclusive, plus VAT, including 3 car parking spaces. The lease will be formed outside the Landlord & Tenant Act 1954).**

## Car Parking

To the rear of the premises there is a car park capable of accommodating a total of 5 cars. There are a number of 'Pay & Display' car parking areas in the immediate vicinity,



### Headroom

The headroom to the main sales/restaurant area is 3 m (9' 10") maximum.



### Services

Available services include, gas, electricity, water and drainage. The ground floor premises are fitted with a combination of air-conditioning units, electric heaters and central heating to the basement area (to be confirmed). The first floor premises have a gas fired central heating installation.

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### Energy Performance

Restaurant Premises: Energy Performance Asset Rating B-48.  
Office Premises: Energy Performance Asset Rating D-83.

### Rateable Assessment

Ground Floor & Basement Premises Rateable Value: £43,750  
Business Rates Payable 2023/24: £21,831.25  
First Floor Premises Rateable Value: £9,700  
Business Rates Payable 2023/24: £4,840.30  
Second Floor Premises Rateable Value: £3,600  
Business Rates Payable 2023/24: £1,796.40

**NB: Tenants may qualify for Business Rates Relief - please ask for details.**

(The information should be verified and may be subject to transitional adjustments/supplements/relief).

### Tenure

Freehold.

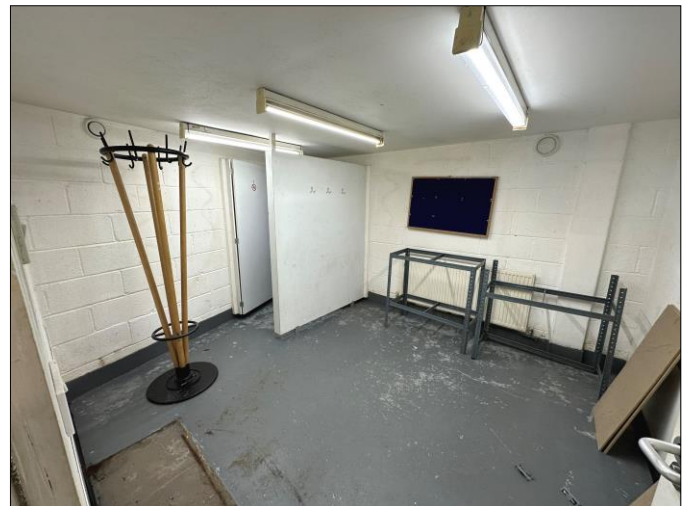


### Purchase price

£785,000 subject to contract, plus VAT.

### Planning Permission

Planning Permission was granted to convert and extend the upper floors to form 3 apartments 04/08/08, although, this has now lapsed – DC/028707.



## Viewings/Further Information

Fairhurst Buckley Sales & Lettings 0161 480 3880  
7 Acorn Business Park, Heaton Lane, Stockport, SK4 1AS  
Email: [enquiries@fairhurstbuckley.co.uk](mailto:enquiries@fairhurstbuckley.co.uk)  
[www.fairhurstbuckley.co.uk](http://www.fairhurstbuckley.co.uk)

## Possession

Possession available from the end of October 2023. The upper floors are already vacant.

## Important Note

All prices and rents quoted within these particulars are exclusive of, but may be subject to, VAT.

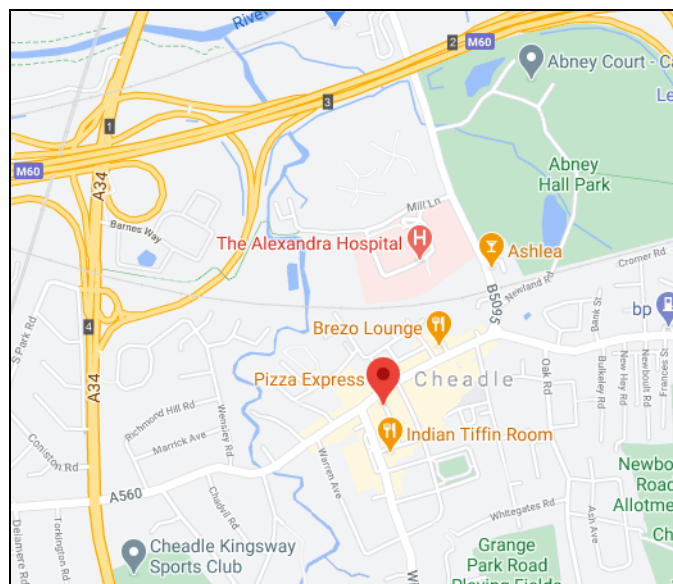
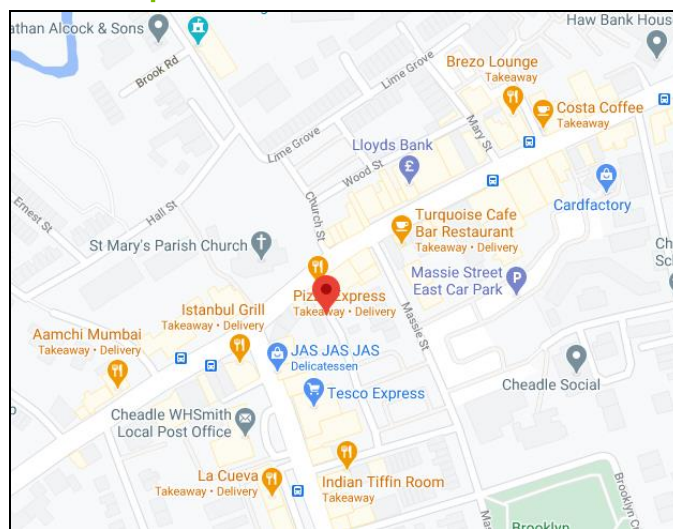


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## Location Map



**(PA3345RET - SALE - 13/10/23-Draft.8)**

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